

UNOFFICIAL COPY

This instrument prepared by:
Lawrence M. Lusk, P.C.
McCormick & Friman, LLC
2 N. LaSalle, Suite 1250
Chicago, IL 60602

Doc#: 1712118058 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2017 01:22 PM Pg: 1 of 2

Dec ID 20170401644126
ST/CO Stamp 0-808-483-520 ST Tax \$397.00 CO Tax \$198.50
City Stamp 1-079-332-544 City Tax: \$4,168.50

WARRANTY DEED

This Warranty Deed is made as of this 25th day of April 2017.

Theodore Koch, married to Lindsey Koch** (The "Grantor") of the City of Chicago, County of Cook and the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to **Nilda Ramos** (The "Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION

LOT 4 IN BARKER AND ALBIN'S SUBDIVISION OF LOT 4 IN BLOCK 2 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 16-13-208-006-0000

Address of Real Estate: 2747 W. Wilcox, Chicago, IL 60612

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.

****THIS IS NOT HOMESTEAD PROPERTY TO THE GRANTOR****

[Signature page follows.]

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Signed and sworn to as of the date hereinabove first written.

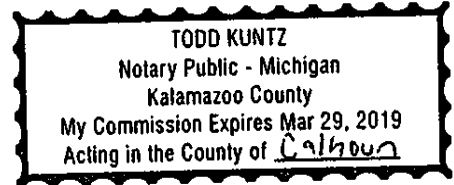
GRANTOR:

Theodore Koch

Theodore Koch

STATE OF ILLINOIS)

COUNTY OF COOK)



ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY that Theodore Koch personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 25th day of April 2017.

T. Kuntz
Notary Public

My commission expires: 3/29/19

After recording, return to:

Anthony N. Panzillo
2610 W IRVING
CHICAGO, IL 60618

Future tax bills should be sent to:

MILDA RAMOS
2747 W. WILCOX ST
CHICAGO, IL 60612